FOR LEASE ST. ALBERT RETAIL SPACE

NCommercial

NAIEDMONTON.COM



20 SIR WINSTON CHURCHILL AVE | ST. ALBERT, AB | RETAIL

PROPERTY DESCRIPTION

- High traffic location on Sir Winston Churchill Avenue
- Full exterior renovation recently completed
- Directly next to new Grandin Parc Village development bringing high density residential development to the immediate area
- Zoning allows for a variety of uses

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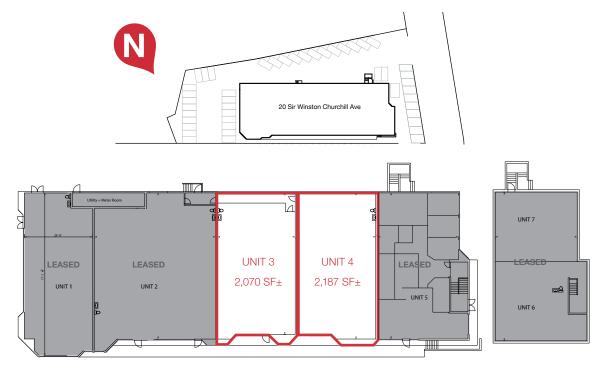
780 436 7410

NAI COMMERCIAL REAL ESTATE INC. 4601 99 STREET NW, EDMONTON AB, T6E 4Y1

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

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FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT

ADDITIONAL INFORMATION

SIZE AVAILABLE	Unit 3: 2,070 sq.ft.± Unit 4: 2,187 sq.ft.±
ZONING	C2
AVAILABLE	Unit 3: Immediately Unit 4: Feb 1, 2025
NET RENTAL RATE	Main Floor: Starting at \$18.00/sq.ft./annum
OPERATING COSTS	\$5.46/sq.ft./annum (2023) Includes property taxes, building insurance, common area maintenance and management fees



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General Commercial (C2) Land Use District

Permitted Uses

- Art Gallery
- Business Support Service
- Catering Service Which Uses Up To 3 Vehicles
- Commercial School
- Convenience Store
- Financial Institution
- Gas Bar
- General Retail Store
- General Service
- Government Service
- Grocery Store
- Health Service
- Household Repair Service
- Parking Structure
- Professional Office
- Restaurant With Up To 50 Seats
- Specialty Store

Discretionary Uses

- Amusement Arcade
- Animal Service
- Automotive Service
- Automotive Specialty
- Broadcasting Studio
- Cannabis Retail Store (BI12/2018)
- Car Wash
- Cinema
- Community Hall With A Gross Floor Area Up To 745 sq.m.
- Day Care Facility
- Drinking Establishment
- Dwelling Unit Above A Commercial Use
- Family Day Home
- Funeral Home
- Home Occupation
- Hotel
- Indoor Recreation Service
- Liquor Store
- Pool Hall
- Public Utility Building
- Religious Assembly
- Restaurant With Over 50 Seats
- Shopping Centre
- Theatre
- Veterinary Clinic
- Wall Mural
- Drive-Through Business For Any Previous Use Listed
- Accessory Development To Any Previous Use Listed

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